

This instrument was prepared by:  
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J. Calvin McBride, Attorney at Law  
225 Grant Street, Decatur, Alabama 35601

20131107000440680 1/2 \$74.50  
Shelby Cnty Judge of Probate, AL  
11/07/2013 02:56:53 PM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA           §           No examination of title requested and none performed.  
   §           Legal description and the names of the parties hereto provided  
COUNTY OF SHELBY       §           by Grantee.

X KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned, **P & M Corporation**, an Alabama corporation, and **Christina P. Killcreas**, a married woman, (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto **Jane Ann Ford**, (herein referred to as GRANTEE), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 2, Mankin Family Subdivision, a Family Subdivision situated in the SE1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, as shown by map or plat thereof on file and of record in the office of the Judge of Probate of Shelby County, Alabama in Map Book 43 at Page 101.

Subject to covenants and restrictions of record, easements, restrictions, set backs, and all other matters appearing on the plat for Mankin Family Subdivision, and current ad valorem property taxes, which are assumed by the Grantee. Said property is not the homestead of the married Grantor or that of her spouse.

Grantee's Address: \_\_\_\_\_

TO HAVE AND TO HOLD to the said GRANTEE, his/ her heirs and assigns forever.

And said GRANTOR for himself/herself/themselves/itself, his/her/their/ its heirs, successors and assigns covenant with the said Grantee, his/ her heirs and assigns, that he/she/they/it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that he/she/they/it has a good right to sell and convey the same as aforesaid; that he/she/they/it will, and his/her/their/its heirs, successors and assigns shall warrant and defend the same to the said Grantee, his/ her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, individually and by its President and Secretary, who is/are authorized to execute this conveyance, hereto set his/her/their/its signature(s) and seal(s) this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

*Christina P. Killcreas*  
Subscriber  
presence, this 7th Oct  
2013  
County of Okfuskee MS  
*Jennifer Hankins*  
(Signature)  
My Commission Expires \_\_\_\_\_  
STATE OF MISSISSIPPI  
NOTARY PUBLIC  
ID # 92941  
JENNIFER HANKINS  
Commission Expires  
April 28, 2017  
NOXUBEE COUNTY

**P & M Corporation, an Alabama Corporation**  
By: *Jane Ann Ford* (SEAL)  
**Jane Ann Ford, its President**  
By: *Karl Pfeiffer* (SEAL)  
**Karl Pfeiffer, its Secretary**  
*Christina P. Killcreas* (SEAL)  
**Christina P. Killcreas**

STATE OF ALABAMA  
COUNTY OF Morgan

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jane Ann Ford** and **Karl Pfeiffer**, whose names as **President** and **Secretary** of **P & M Corporation**, an Alabama corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 20th day of September, 2013.  
(NOTARY SEAL)  
My Commission Expires: \_\_\_\_\_  
*Angela L. Miller*  
NOTARY PUBLIC  
My Commission Expires  
12/ 18/ 2016

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jane Ann Ford** and **Karl Pfeiffer**, whose names as **President** and **Secretary**, respectively, of **P & M Corporation**, an Alabama corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 14th day of October, 2013.  
(NOTARY SEAL)  
My Commission Expires: 11/01/16  
*Paula D. Dwyer*  
NOTARY PUBLIC



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name PMA  
Mailing Address P.O. Box 259  
Saginaw, AL

Grantee's Name Jane Ann Ford  
Mailing Address 7510 College St. SE  
Decatur, AL  
35601

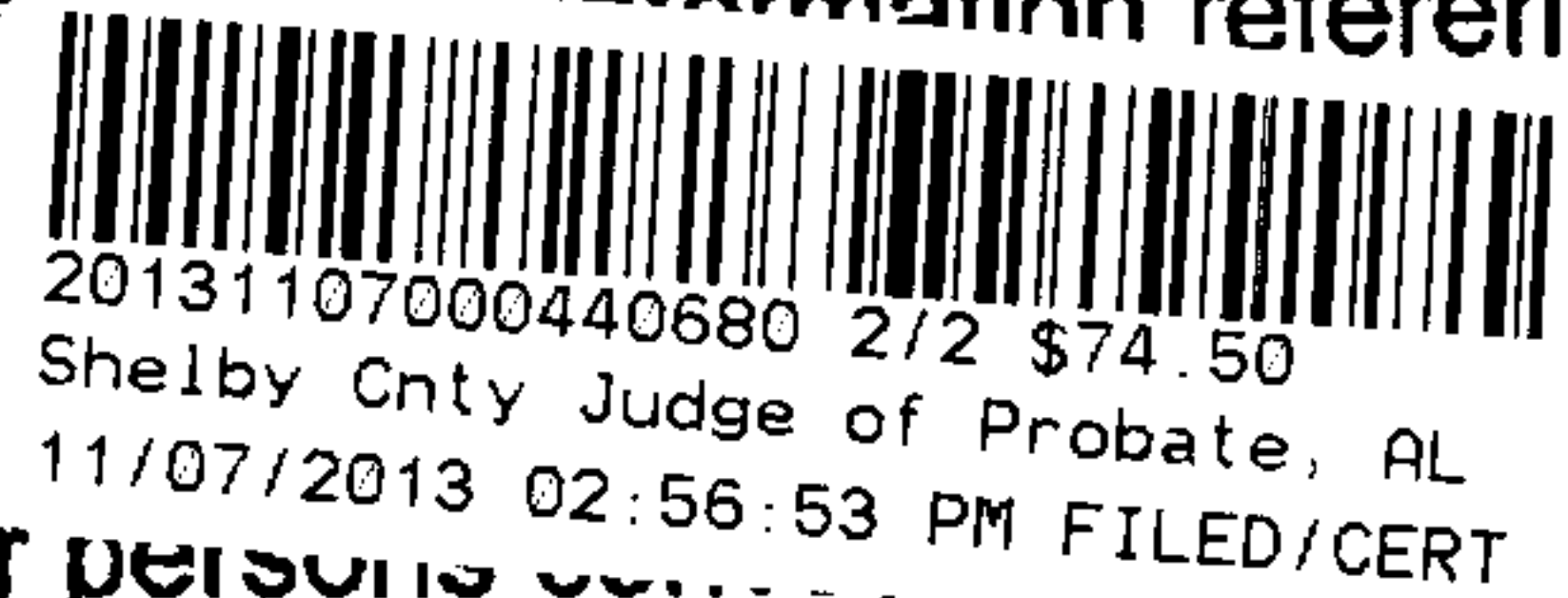
Property Address N/A

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 51,200

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the information referenced above, the filing of this form is not required.



## Instructions

Grantor's name and mailing address - provide the name of the person or persons to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_  
X Unattested Karen Melsen  
(verified by)

Print Karl D. [Signature]  
Sign Karl D. [Signature] Agent  
(Grantor/Grantee/Owner/Agent) circle one